

Project History

The applicant originally submitted a Design Review application on January 7, 2004. The plans at that time did not include a detailed site plan and staff could not determine if setbacks, lot coverage or floor area criteria were in compliance with the Zoning Code. The design was over 30 feet in height and staff had serious concerns about the size and overall design of the project. Staff wrote to the applicant and stated that the architectural style and size of the residence was inappropriate and further, that because the plans were incomplete staff could not fully comment on the proposal (see attachment 4).

The applicant then submitted plans with the current design and staff sent out a notification of the project to 18 of the surrounding neighbors. Staff was concerned that the square footage figures provided were under calculated and came up with an estimate of over 800 square feet more than was stated on the plans. At that point staff wrote a second time, to inform the applicant that review of the application would be put on hold until complete and accurate plans were submitted. Staff also restated the concern over incompatibility of the design with homes in the neighborhood (see attachment 5).

The applicant then submitted a new set of plans. The design of the house did not change, however the minimum Zoning Code criteria were met. Staff then informed the applicant that the project as designed would be denied and that there were three options that could be pursued. The first option was to appeal the denial to the Planning Commission (whose decision would be final). The second option would be to present a slightly larger design than 4,050 sq. ft. (as once proposed by the applicant) and submit an application to the Planning Commission (whose decision could be appealed to the City Council). The third option would be to work with staff to redesign the house, making it more compatible with the neighborhood by limiting the mass and bulk and providing greater articulation between the floors.

The applicant initially informed staff that they would take the third option and submitted a revised front elevation that provided exterior materials changes to the front façade but did not address any of staffs' design concerns. Staff indicated that these plans could not be supported and the property owner choose to file an application for a slightly larger house (an option that could be appealed to the City Council). Staff accepted the application in order to meet the April 12th meeting deadline and was of the understanding that the applicant or property owner would submit revised plans within a few days for a 4,100 square foot house. Thus the project was advertised for a 4,100 square foot residence. Those plans did not come in and the applicant then informed staff that they wanted to stay with their original plan for a 4,040 square foot

residence, thus appealing the denial of that plan (an option that can not be appealed to the City Council).

In the process of gathering information to write this report, staff found that no permit was issued for demolition of the original residence. City Code Section 19.98.040 (C) (i) requires that all property owners within 300 feet of the property under consideration be notified by mail of a demolition permit which is issued separately and unconnected to any other type of discretionary permit (such as a building permit). There are several agencies that must first sign-off before the City Building Division will issue a demolition permit, most importantly the Air Quality District and PG & E. Staff could not verify at the time of report writing whether the applicant received those sign-offs.

PETE EDMUNDS
500 W. 10TH STREET SUITE 38
GILROY, CA 95020

Project: 2004-0013 **Plan Submittal:** 1
Address: 1397 CORDILLERAS AV
Description: DESIGN REVIEW FOR A NEW TWO STORY HOME FOR A TOTAL OF A 3,21

The Department of Community Development, Planning Division has reviewed your application for a Miscellaneous Plan Permit (MPP) at the above referenced address. The following comments should be addressed with your re-submittal.

Please refer any questions to Heather Bradley at (408) .

I have reviewed your plans and visited the site and have the following concerns.

1. The architectural style, size and height of the residence are inappropriate for the neighborhood. Please refer to the enclosed Single Family Home Design Techniques.

2. The application is incomplete. You are missing a Solar Study, and detailed site plan. I need to know that the proposed house will not shade more than 10% of the neighboring houses as calculated by our solar study formula enclosed. I must also have a detailed site plan showing property lines and house footprints of the first and second floor in order to verify; you have adequate setbacks, that you have the minimum driveway length, that you have clearance for the vision triangle, what is the size of existing house, etc.

Because my comments are based on an incomplete plan set I may have additional comments with future plan submittals.

I have been unsuccessful in contacting you by phone. Please contact me at your earliest convenience so that we can meet to discuss your plans. I can be reached at (408) 730-7437. My office hours are Tuesdays and Thursdays from 8:00 a.m. to 12:00 p.m.



February 19, 2004

West Coast Development
Attn: Mr. Pete Edwards
500 W. Tenth Street Suite 38
Gilroy, CA 95020

Subject: Design Review for property located at 1397 Cordilleras Avenue; File No. 2004-0013.

Dear Mr. Edwards:

This correspondence is provided as an update on the status of the Design Review 2004-0013 for 1397 Cordilleras Avenue. Staff is in receipt of the most recent floor plan set you delivered on February 10, 2004. As we discussed, additional details on the floor plan drawings must be provided so staff can verify the total proposed floor area. This information is needed because there appears to be inconsistencies with the data provided on the site plan regarding the size of the proposed structure. The interior dimensions that you provided note interior room dimensions only. Because we calculate floor area by measuring to outside dimensions, the interior dimensions provided are not sufficient for staff to complete our calculations. However, staff did make rough calculations from the plans provided and came up with an approximate floor area total that was several hundred square feet larger than the information stated. If our rough calculations are correct, the total floor area and associated (Floor Area Ratio) FAR would require that the project be reviewed by the Planning Commission at a public hearing.

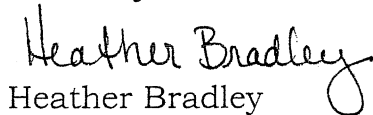
In order to keep your project moving forward, please submit detailed calculations and dimensioned floor plans, which accurately depict the total square footage of the proposed project. If total FAR meets or exceeds 45% then the project must be reviewed by the Planning Commission. This higher level of review will require a revised submittal and payment of a fee of \$150.00.

Regardless of the review process, there still exists the issue of the massive nature of your design and whether it is compatible with the design, size and height of other homes in the neighborhood. Staff is concerned that the privacy of your neighbors may be jeopardized by the number, placement and size of proposed windows. Building height is also an issue since this property sits several feet higher than the property to the rear. This adds to the overall height of the proposed structure as viewed from the rear neighbor.

At this point staff is putting review of your plans on hold until such time as you submit complete and accurate plans that are, at a minimum, sufficiently detailed that staff can complete our work. Staff will need a site plan with all existing and proposed structures (please remember that any fence, shed, carport, temporary tent canopy etc. is considered to be a "structure"). We will need floor plans that are clearly dimensioned and elevation drawings that include notes on all materials, window sizes, plate heights, roof pitch, natural grade lines etc. We will also need a complete roof plan and solar study. It is also suggested that you provide line of site drawings from any second floor windows to establish that those windows do not pose a privacy impact to adjacent neighbors.

Please advise me as to when the plans and information requested will be available. If you have any additional questions, please feel free to contact me at 730-7437. I am in the office on Tuesday and Thursday mornings.

Sincerely



Heather Bradley
Associate Planner

cc: Davoud & Sedigeh Sohrabi



March 18, 2004

West Coast Development
Attn: Mr. Pete Edwards
500 W. Tenth Street Suite 38
Gilroy, CA 95020

Subject: Design Review for property located at 1397 Cordilleras Avenue: File No. 2004-0013.

Dear Mr. Edwards:

This correspondence is provided to memorialize the meeting we had March 16, 2004. You may choose one of the following three options in pursuing this application.

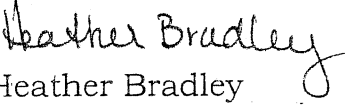
First, you can appeal the denial of your application as submitted. This will require you to submit a \$100.00 appeal fee with a completed appeal application. It must be submitted no later than April 1st in order to make it onto the Planning Commission agenda for their April 12th meeting.

Second, you can change the design of the house to be larger than 4,050 square feet and submit new plans with a completed Planning Commission application along with a \$150.00 fee. This must be submitted no later than March 23rd, again in order to make it onto the Planning Commission agenda for their April 12th meeting.

Your third option is to resubmit new plans that meet all the criteria we have been discussing over the past few months (in regards to first and second floor setbacks, building height, lot coverage, floor area, solar access etc.). These new plans would be for a design that is more compatible with the neighborhood in terms of bulk, mass, articulation, materials, etc. Please refer to the Single Family Homes Design Techniques handout that I gave you. If you choose this option please prepare some simple sketches of the front and street side elevations for staff input before preparing a full set of preliminary plans.

If you have any additional questions, please feel free to contact me at 730-7437. I can be reached in the office on Tuesday and Thursday mornings or you can leave a message anytime.

Sincerely


Heather Bradley
Associate Planner

cc: Davoud & Sedigeh Sohrabi: 1396 Cordilleras Avenue, Sunnyvale, CA 94087
ADDRESS ALL MAIL TO: P.O. BOX 3707 SUNNYVALE, CALIFORNIA 94088-3707
For deaf access, call TDD/TTY (408) 730-7501